



Ridgeside, Kirk Merrington, DL16 7HF
4 Bed - House - Semi-Detached
£340,000

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Ridgeside

Kirk Merrington, DL16 7HF

RARE TO THE MARKET EARLY VIEWING IS ADVISED TO AVOID ANY DISAPPOINTMENT***

Robinsons are delighted to offer to the market this spacious, extended and most improved FOUR BEDROOM SEMI DETACHED family home. Situated on Ridgeside, North Close, on the outskirts of Kirk Merrington, the property is approximately two miles from Spennymoor town centre with local amenities and schools also close by, this beautiful family home is also well placed for commuting purposes being within easy reach of the A19 and A1 which is ideal for the commuter travelling to nearby Durham City, Darlington and Teesside and other parts of the region. This truly stunning family home has an endless amount of benefits and some of its key features are; beautiful garden room extension, ultra-modern kitchen, large bathroom, four good sized bedrooms, large easy to maintain garden, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING. Giving all of the above early viewing is advised to avoid any disappointment.

In brief the property comprises of; entrance hallway, spacious lounge, beautiful open plan kitchen/dining room, useful utility room, stunning garden room which enjoys a beautiful outlook and the ground floor W/C completes the ground floor. To the first floor is a landing area which gives access to four good sized bedrooms and the lovely family bathroom. Externally to the front elevation is an easy to maintain garden and driveway, while to the rear there is a large and easy to maintain garden which includes a raised decked area, laid to lawn garden and well presented patio area.

EPC Rating TBC
Council Tax Band C











Hallway

Solid wood flooring, radiator, stairs to the first floor, large storage cupboard, under stairs storage cupboard.

Lounge

13'7 x 12'9 (4.14m x 3.89m)

Solid wood flooring, uPVC window, radiator, feature radiator, feature fire and surround.

Kitchen/Diner

20'8 x 9'3 (6.30m x 2.82m)

Modern wall and base units, integrated double oven, hob, microwave, coffee machine, dishwasher, Zenith worktops with inset sink, mixer tap, pantry, central island, solid wood flooring, feature radiator, spotlights, uPVC window with stunning outlook.

Utility Room

8'9 x 6'3 (2.67m x 1.91m)

Modern wall and base units, plumbed for washing machine, Zenith worktops and inset sink with mixer tap, access to the garage and rear garden.

W/C

W/C, wash hand basin, radiator, extractor fan.

Garden Room

Solid wood flooring, feature radiator, uPVC window with a truly stunning outlook, patio door leading to the rear.

Landing

Loft access, quality flooring.

Bedroom One

11'6 x 9'5 (3.51m x 2.87m)

Wood effect flooring, radiator, storage cupboard, fitted wardrobes, uPVC window with stunning outlook.

Bedroom Two

11'7 x 11'5 (3.53m x 3.48m)

Solid wood flooring, radiator, uPVC window, fitted wardrobes.

Bedroom Three

18'7 x 10'2 max points (5.66m x 3.10m max points)

Stylish flooring, uPVC window, radiator, fitted wardrobes.

Bedroom Four/Office

10'3 x 8'8 (3.12m x 2.64m)

Radiator, stylish flooring, uPVC window with beautiful outlook, large Velux window.

Bathroom

9'3 x 8'7 max points (2.82m x 2.62m max points)

Large tiled surround, bath, double walk in shower, wash hand basin, w/c, uPVC window, chrome towel radiator, spotlights, extractor fan.

Externally

To the front elevation, there is a easy to maintain garden, driveway and parking for multiple vehicles. While to the rear, there is a raised decked area and good sized enclosed garden which has the most beautiful outlook.

Garage/Store

9'9 x 9'1 (2.97m x 2.77m)

Power and lighting.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,170.51 p.a

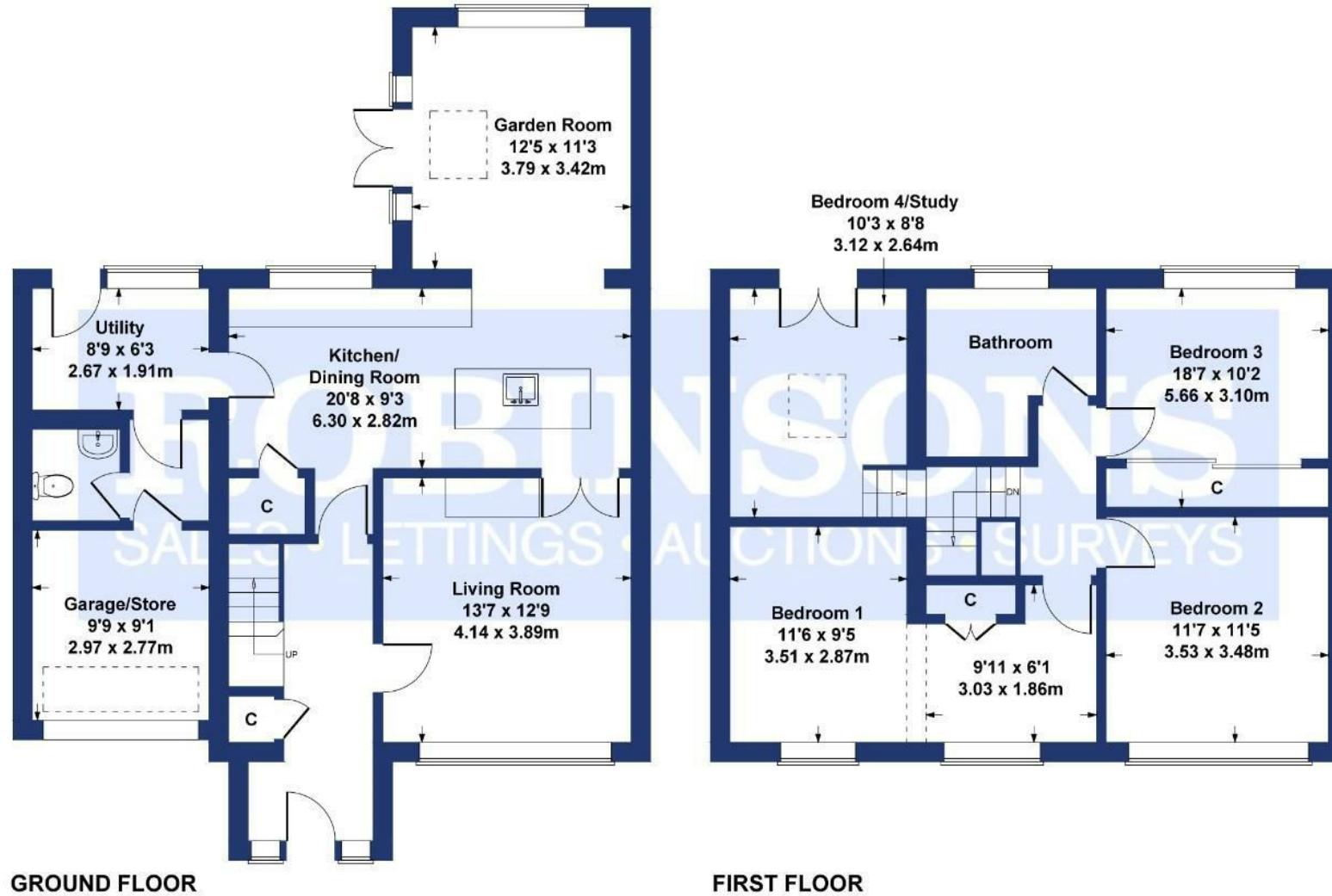
Energy Rating: TBC

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



Ridgeside

Approximate Gross Internal Area
1607 sq ft - 149 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(23-34) E		
(15-22) F		
(1-14) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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